



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Anderson Redevelopment Commission
Allocation Code T48101
Allocation Area Name Anderson Consolidated Area

Form Prepared By:

Name Brian Colton
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>179,995,644</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>201,797,731</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$381,793,375</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>389,845,341</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>10,924,247</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>4,335,400</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>737,507</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$382,518,987</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00190</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$180,337,636</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$209,507,705</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>4.7792</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$10,012,792</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>4.7792</u>	

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

1.00190

I, Jane Lyons Auditor, of Madison County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 11-10-16

Jane Lyons
County Auditor (Signature)

Jane Lyons
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Anderson Consolidated Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
Commissioner, Department of Local Government Finance

11-10-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Anderson Redevelopment Commission
Allocation Code T48102
Allocation Area Name Kroger TIF Area (Z02)

Form Prepared By:

Name Brian Colton
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	399,695	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	3,408,305	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$3,808,000
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	3,568,900	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	239,100	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$3,808,000
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00000
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$399,695
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$3,169,205
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.8811	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$154,692
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	4.8811	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00000

I, Jane Lyons Auditor, of Madison County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 11-10-16

Jane Lyons
County Auditor (Signature)

Jane Lyons
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Kroger TIF Area (Z02)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
Commissioner, Department of Local Government Finance

11-10-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Anderson Redevelopment Commission
Allocation Code T48103
Allocation Area Name Nestle TIF Area (Z05)

Form Prepared By:

Name Brian Colton
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	2,984,741	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	38,570,292	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$41,555,033
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	47,898,831	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	4,310,291	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$43,588,540
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.04894
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$3,130,814
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$44,768,017
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	4.5278	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$2,027,006
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	4.5278	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.04894

I, Jane Lyons, Auditor, of Madison County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 11-10-16

Jane Lyons
County Auditor (Signature)

Jane Lyons
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Nestle TIF Area (Z05)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Christopher L. Schaafsma
Commissioner, Department of Local Government Finance

11-10-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
Jurisdiction Anderson Redevelopment Commission
Allocation Code T48104
Allocation Area Name Farm Allocation Area (Z09)

Form Prepared By:

Name Brian Colton
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>131,800</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$131,800</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>114,500</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$114,500</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.86874</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$114,500</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$0</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>4.8811</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$0</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>4.8811</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.86874</u>

I, Jane Lyons Auditor, of Madison County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year)

11-10-16

County Auditor (Signature)

Jane Lyons

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Farm Allocation Area (Z09)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

11-10-16



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017
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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison
 Jurisdiction Pendleton Redevelopment Commission
 Allocation Code T48401
 Allocation Area Name Pendleton TIF Area (Z03)

Form Prepared By:

Name Brian Colton
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number 317-465-1500
 E-mail Address colton@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>3,184,408</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>24,015,279</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$27,199,687</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>26,730,277</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>121,400</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>157,510</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area		
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$26,694,167</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.98141</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$3,125,210</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$23,605,067</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>2.9900</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$705,792</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>2.9900</u>	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.98141</u>

I, Jane Lyons Auditor, of Madison County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 11-10-16

Jane Lyons
 County Auditor (Signature)

Jane Lyons
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name Pendleton TIF Area (Z03)

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony Schaafsma
 Commissioner, Department of Local Government Finance

11-10-16
 Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison - 48
 Jurisdiction Elwood Civil City - Pipe Creek Township (027)
 Allocation Code T48301
 Allocation Area Name Elwood Tax Allocation Area

Form Prepared By:

Name Gary Smith
 Unit/Company Reedy Financial Group, PC
 Telephone Number (812) 522-9444
 E-mail Address GSmith@ReedyFinancialGroup.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>12,491,249</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>8,518,181</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,009,430</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>20,737,819</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>340,489</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$20,397,330</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97087</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$12,127,379</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$8,610,440</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.0000</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue (Line 12/100) * Line 13)		<u>\$258,313</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>3.0000</u>
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97087</u>

I, Jane Lyons, Auditor, of Madison County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified at

Dated (month, day, year) 11-10-16

Jane Lyons
 County Auditor (Signature)

Jane Lyons
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Elwood Tax Allocation Area

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
 Commissioner, Department of Local Government Finance

11-10-16
 Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Madison - 48
Jurisdiction Alexandria Civil City - Monroe Township (022)
Allocation Code 748201
Allocation Area Name Alexandria Allocation Area

Form Prepared By:

Name Gary Smith
Unit/Company Reedy Financial Group, PC
Telephone Number (812) 522-9444
E-mail Address GSmith@ReedyFinancialGroup.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>1,168,674</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>855,321</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$2,023,995</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>2,015,750</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>23,200</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>13,555</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$1,978,995</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.97777</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,142,694</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$873,056</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.0000</u>	
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$26,192</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area	<u>3.0000</u>	
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.97777</u>

I, Jane Lyons, Auditor, of Madison County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified at

Dated (month, day, year) 9/16/2016 11-10-16

Jane Lyons
County Auditor (Signature)

Jane Lyons
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Alexandria Allocation Area

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
Commissioner, Department of Local Government Finance

11-10-16
Date (month, day, year)